



County of Placer

SITE PLAN REQUIREMENTS

HELP US HELP YOU! A GOOD SITE PLAN WILL HELP PREVENT DELAYS IN THE PERMITTING PROCESS

The Placer County Land Development Departments require three (3) site plans if the plan is larger than 8-1/2"x11". If the site plan is drawn on an 8-1/2"x11" sheet, only one (1) copy is required. **A sample site plan is located on the reverse side of this document.** Site plans shall include the following information:

1. North arrow and scale (eg., 1"=10', or 1"=20', or 1"=100', etc.).
2. Locations of all buildings (including barns, sheds, workshops, and other outbuildings), retaining walls, pools, and pool fences.
3. Location of proposed or existing septic tank, leach field, and 100% replacement areas for leach field. See Environmental Health Division for additional information (530-889-7335).
4. Ditches, creeks, canals, springs, and other surface water within 100' of the proposed construction and sewage disposal areas. Lakes or reservoirs within 200' of the proposed construction and sewage areas.
5. Location of wells on the property and adjacent thereto. Not to be within 100' of leach fields.
6. Indicate all property lines and dimensions of parcel (see sample site plan on back of this page).
7. Topography, including contours, or spot elevations, and cross sections. Slope arrows with percentages in direction of flow including 2% minimum away from building.
8. Driveways and parking areas including setbacks and compliance with "Fire Safe Standards." See Building Department for additional information (530-889-7487).
9. Distance from structures to property lines and slopes. See Building Department for additional information (530-889-7487).
10. Location of easements within 50' of construction (if a road easement is less than 50' in width, show distance from structures within 75' from center of travelled way of road easement).
11. Indicate all roadways, road easements, etc. that touch the parcel's boundaries, or go through the parcel. Indicate the width of the easement, and the width of the improved surface area.
12. Show limits of grading (eg., cut/fill, cubic yards removed/filled, etc.). A grading permit is required by the Department of Public Works (DPW) for grading of 250 cubic yards or more. Contact DPW for additional information (530-889-7500).
13. Show finish floor elevation above adjacent grade.
14. Trees with more than 6" diameter trunks within 50' of any development (ie, structure, sewage system, driveway, grading, etc.). Also, show dimensions to development and tree canopy diameter.
15. Retaining walls over 3' in height require an approved design.